



ROYAL FOX

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Key Features

- Attractive End Mews
- 3 Generous Bedrooms
- Beautiful Living Kitchen
- Front & Rear Gardens
- Modern Fixtures & Fittings
- Wood Burners
- Guest WC
- Popular Location
- Ideal Family Purchase



ATTRACTIVE END MEWS - WELL PROPORTIONED ACCOMMODATION - 3 GENEROUS BEDROOMS - IDEAL FAMILY PURCHASE! ... Royal Fox Estates are delighted to offer this well presented & spacious end property (built circa 1913) offering plenty of room for young & growing families alike. Located in a prime spot in Barnton where properties rarely become available, the home is within walking distance of shops, schools, nurseries & outdoor attractions to name but a few!

ACCOMMODATION: The property comprises briefly: To the ground floor - Entrance Hall, Lounge & OPEN PLAN LIVING KITCHEN BOTH FEATURING WOOD BURNERS, Pantry & Guest WC. To the first floor are three generous bedrooms as well a family bathroom.

OUTSIDE: The property enjoys a respectable plot with attractive gardens to both front & rear. (The front allowing ample space for off street parking to be added if desired) The rear garden is an excellent size, with stone patio area.

LOCATION: As mentioned the location of the property is of particular note for it's proximity to local schools & nurseries. There's a Co-Op convenience store at the top of the road & local outdoor pursuits (Anderton Boat Lift Museum & Nature Park / Marbury Country Park) are within walking distance or a very short car journey away. Approx. 3 miles away is the market town of Northwich with a large range of major supermarkets, national chains & Odeon multi screen cinema.



**37 Broadway
Barnton Northwich**

Offers in the Region Of

£225,000



Property Info:

Approx Sq Footage: 1145 (106.6 Sq m)

Tenure: Freehold

EPC Rating: E

Council Band: B

Mains Connected: Electric, Gas, Water, Sewage

Parking Arrangements: On Street

Accommodation

Entrance Hall 16' 5" x 5' 10" (5.01m x 1.78m)

Lounge 13' 10" x 14' 7" (4.21m x 4.44m)

Dining Area 12' 0" x 14' 7" (3.66m x 4.44m)

Kitchen Area 9' 1" x 6' 8" (2.78m x 2.03m)

Guest WC 6' 0" x 3' 5" (1.84m x 1.03m)

Landing

Bedroom One 12' 0" x 14' 6" (3.66m x 4.42m)

Bedroom Two 13' 10" x 11' 1" (4.21m x 3.38m)

Bedroom Three 10' 6" x 10' 2" (3.21m x 3.09m)

Family Bathroom/WC 11' 11" x 6' 9" (3.64m x 2.05m)





***"Put your property
in our hands..."***

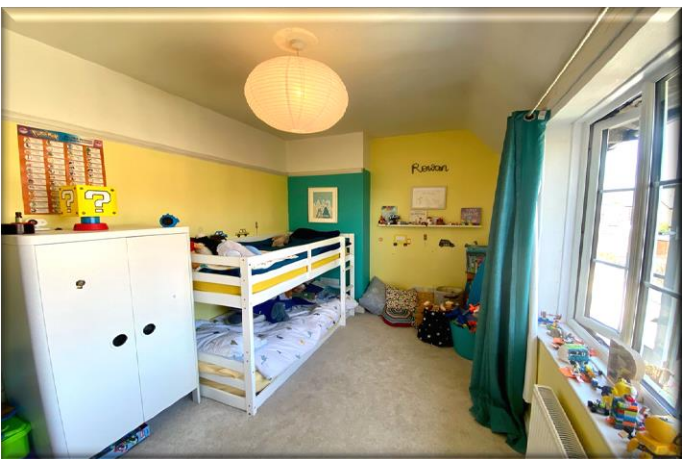
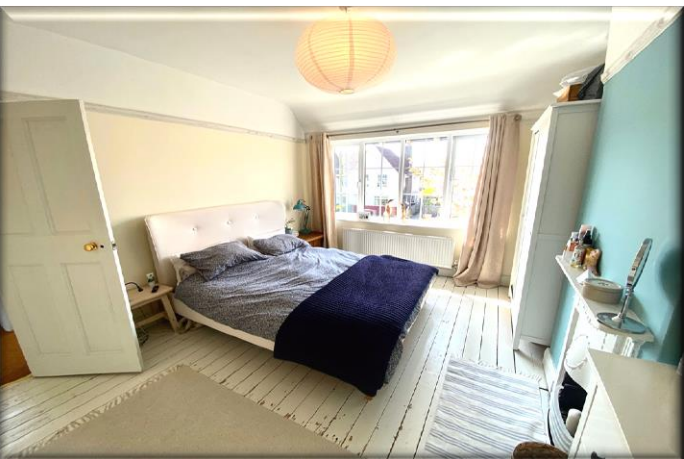


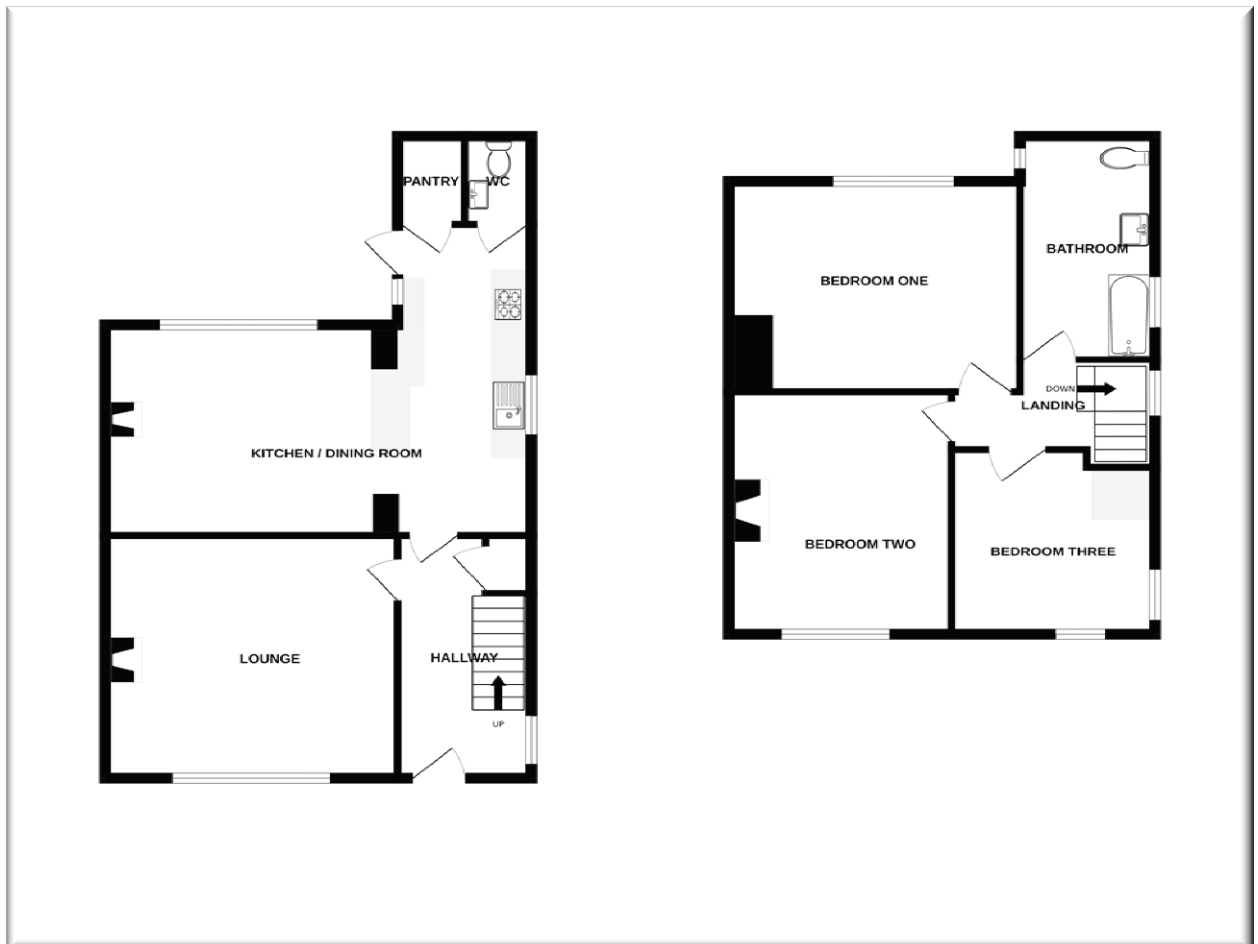
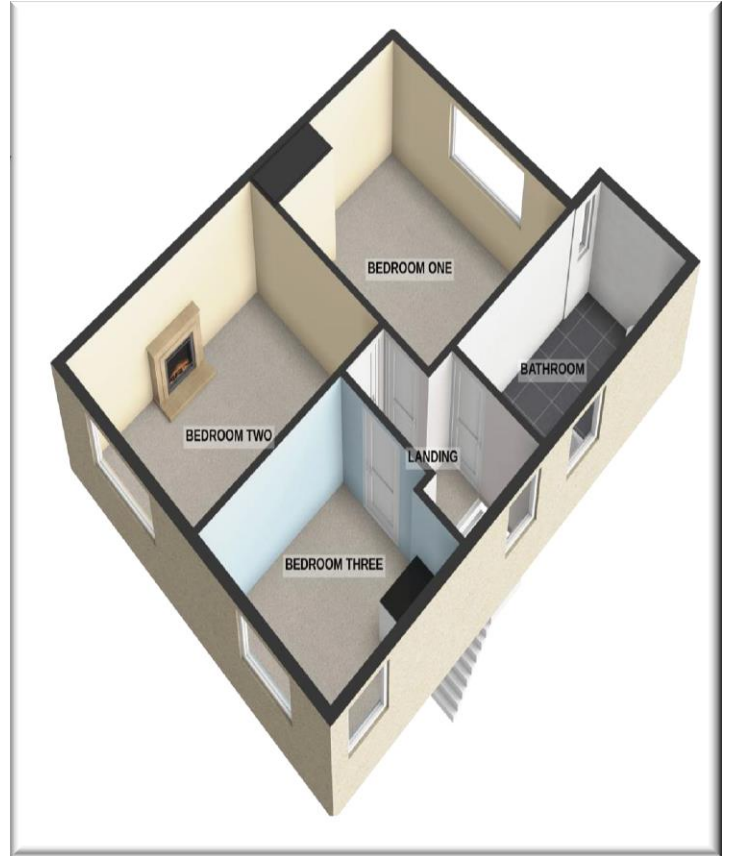
***"Ultimate Estate
Agency....From The Fox"***

**Viewings : Northwich Office
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e: info@royalfox.co.uk







Directions

Continue along Runcorn Road entering Barnton & turn right onto Manor Drive. At the end turn left onto church road followed by the 2nd right onto Lydyett Lane. Continue just past the Coop and take the next right onto Broadway. No.37 is located on the left hand side.

***“Call The Fox NOW for
your FREE valuation”***



IMPORTANT NOTE:

Every care is taken with the preparation of these particulars to give a fair and overall description of the property but they are not intended to constitute part of an offer of contract. 1) Royal Fox Ltd has not tested any apparatus, fixtures, fittings or services so cannot verify that they are in working order or fit for purpose. Royal Fox Ltd has not had sight of the title documents and any reference to alterations to or use of any part of the property is not a statement that any necessary planning permission, building regulations or any other consent has been obtained. The buyer is advised to obtain verification from their solicitor or surveyor. 2) Measurements should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed. 3) Photographs show only certain parts of the property at the time they were taken. 4) Floor plans only show a representation of the layout – actual sizes, styles and room types (or the fittings within) should not be relied upon. 5) All images, floor plans, EPC's and photographs are the exclusive property of Royal Fox Ltd and are protected under United Kingdom and International copyright laws. They may not be reproduced, copied, transmitted or manipulated without prior written consent.



The Fox's Insight

- Tenure: Freehold
- Title No. TBC
- Class of Title. TBC
- Mains Connected: Electric, Gas, Water, Sewage
- Council Band: B
- Parking Arrangements: On Street





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

The graph shows this property’s current and potential energy rating.